

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S of Meadow Glen Road, 550' E of *
the centerline of Bird River Road * DEPUTY ZONING COMMISSIONER
15th Election District *
5th Councilmanic District * OF BALTIMORE COUNTY
1008 Meadow Glen Road *
Daniel N. Isang * CASE NO. 99-465-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Daniel N. Isang, property owner, for that property known as 1008 Meadow Glen Road in the Middle River area of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.B, 303.1 and 504.2 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 20 ft. in lieu of the required 26.25 ft. for a deck. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date

6/22/99

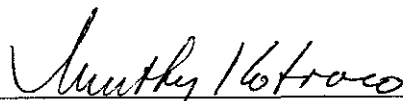
by

[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of June, 1999 that a variance from Sections 1B02.3.B, 303.1 and 504.2 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 20 ft. in lieu of the required 26.25 ft. for a deck, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORIGINAL RECEIVED FOR FILING
Date 6/22/99
by R. J. [Signature]
TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 23, 1999

Mr. Daniel N. Isang
1008 Meadow Glen Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 99-465-A
Property: 1008 Meadow Glen Road

Dear Mr. Isang:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

AND TO AMEND THE F.D.A. OF ROHE FARM,
to the Zoning Commissioner of Baltimore County

for the property located at 1008 MEADOW GLEN RD 21220
which is presently zoned DR2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (2) (a), 303.1 AND 504.2; BCZR, TO PERMIT A REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 26.25 ft. for A DECK.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

1008 Meadow Glen Rd.

(410) 885-3059

Address

Telephone No.

BALTO.

MD.

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99-4654 day of May that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-4654

Reviewed By JCM Date 5.19.99

Estimated Posting Date 5.30.99

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at 1008 MEADOW GLEN ROAD
Address
BALTIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

BUILD A DECK

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Daniel N. Isang
Signature
DANIEL N. ISANG
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel N. Isang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/13/99
Date

Therese S. Thaler
Notary Public
My Commission Expires March 2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1008 MEADOW GLEN ROAD
Address
BALTIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

BUILD A DECK

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Daniel N. Tsang
Signature
DANIEL N. TSANG
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel N. Tsang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/13/99
Date

Virginia B. Tauls
Notary Public
My Commission Expires March 2003



Petition for Administrative Variance

AND TO AMEND THE F.D.P. OF ROHE FARM,
to the Zoning Commissioner of Baltimore County

for the property located at 1008 MEADOW GLEN RD BAC 21220
which is presently zoned DR2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.B, 303.1 AND 504.2, BL2R, TO PERMIT A REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 26.25 FT FOR A DECK.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99 day of 465A, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-465A

Reviewed By JCM Date 5-19-99

REV 9/15/98

Estimated Posting Date 5-30-99

Zoning Description

ZONING DESCRIPTION FOR 1008 Meadow Glen Road

Beginning at a point on the East Side of
Meadow Glen Road Which is 50 feet

wide at the distance of 550 feet East of the
centerline of the nearest improved intersecting street Bird River Road

which is 70 feet Wide. Being Lot # 10,
Block _____, Section # 1 In the subdivision of Rohe Farm

as recorded in Baltimore County Plat Book # SM 64, Folio # 111,

containing 6,534 square feet. Also Known as 1008 Meadow Glen Road

and located in the 15th Election District, 5TH Councilmanic District.

465

44-465-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067391

DATE

ACCOUNT

AMOUNT \$

RECEIVED

FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-465-A

PAID RECEIPT

PROCESS ACTUAL

TIME

5/19/1999 5/19/1999 09:52:46

REG 00804 CASHIER JKOR JK DRAMER 5

Dept 5 528 ZONING VERIFICATION

Receipt # 072955

CR NO. 067391

Receipt Tot 100.00

100.00 OK 100.00 DA

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: CASE # 99-485-A
PETITIONER/DEVELOPER:
(Daniel Isang)
DATE OF Closing
(June 14, 1999)

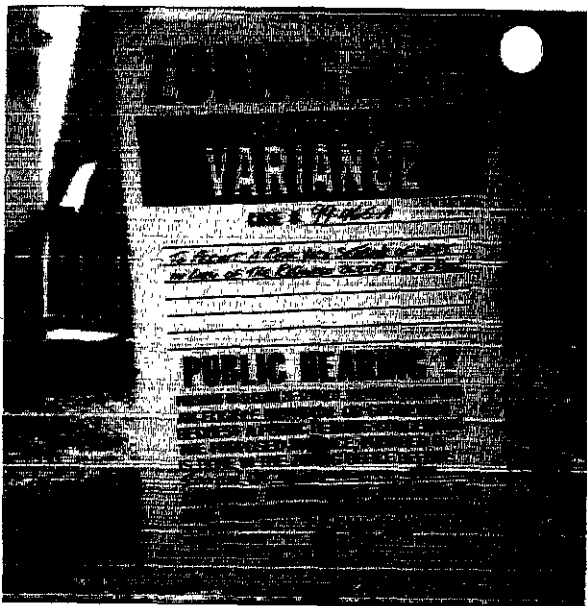
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1008 Meadow Glen Road Baltimore , Maryland 21220_____

The sign(s) were posted on _____ 5-28-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 465 -A Address 1008 MEADOW GLEN RD.

Contact Person: J. Menu Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5.19.99 Posting Date: 5.30.99 Closing Date: 6.14.99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 465 -A Address 1008 MEADOW GLEN RD.

Petitioner's Name DANIEL ISANG Telephone (443) 885-3059

Posting Date: 5.30.99 Closing Date: 6.14.99

Wording for Sign: A VARIANCE
To Permit A REARYARD SETBACK of ft. in
view of The Required 26.25 ft. for A DECK.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 465
Petitioner: DANIEL ISANG
Address or Location: 1008 MEADOW GLEN RD. BALD. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME
Address: _____

Telephone Number: (443) 885-3059

Revised 2/20/98 - SCJ

99.465-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 15, 1999

Mr. Daniel N. Isang
1008 Meadow Glen Road
Baltimore, MD 21220

Dear Mr. Isang:

RE: Case No.: 99-465-A, Petitioner: Isang,
Location: 1008 Meadow Glen Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 19, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

PN
6/1/99

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 4, 1999

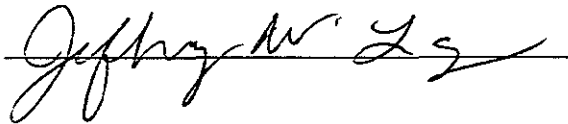
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 456, 465, 472, 474, 484, and 485

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 16, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for June 14, 1999
 Item No. 465

The Bureau of Development Plans Review has reviewed the subject zoning item. Per record drawing number 90-1089, Baltimore County maintains an existing drainage swale, storm drain inlet and underground drain pipes within the 20-foot-wide easement along the back property line of this site.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

RWB:HJO:jrb

cc: File

RECEIVED JUN 21 1999

ZAC06149.465



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 465 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 1008 Meadow Glen Road

Subdivision Name: ROHE FARM

plat book# SM 64, folio # 111, lot # 10, section #

15th Elec. Dist. Phase 3 Section 1 of 2 of ROHE Farm

OWNER: Daniel Isang

Snowden & Snowden

District: 15

Lot: 9

ROHE Farm

Tax Acct No: 2200013511

Deed Ref: 112534/741

Joseph E. Smith, Etal
1786/316

Mitchel & Harp

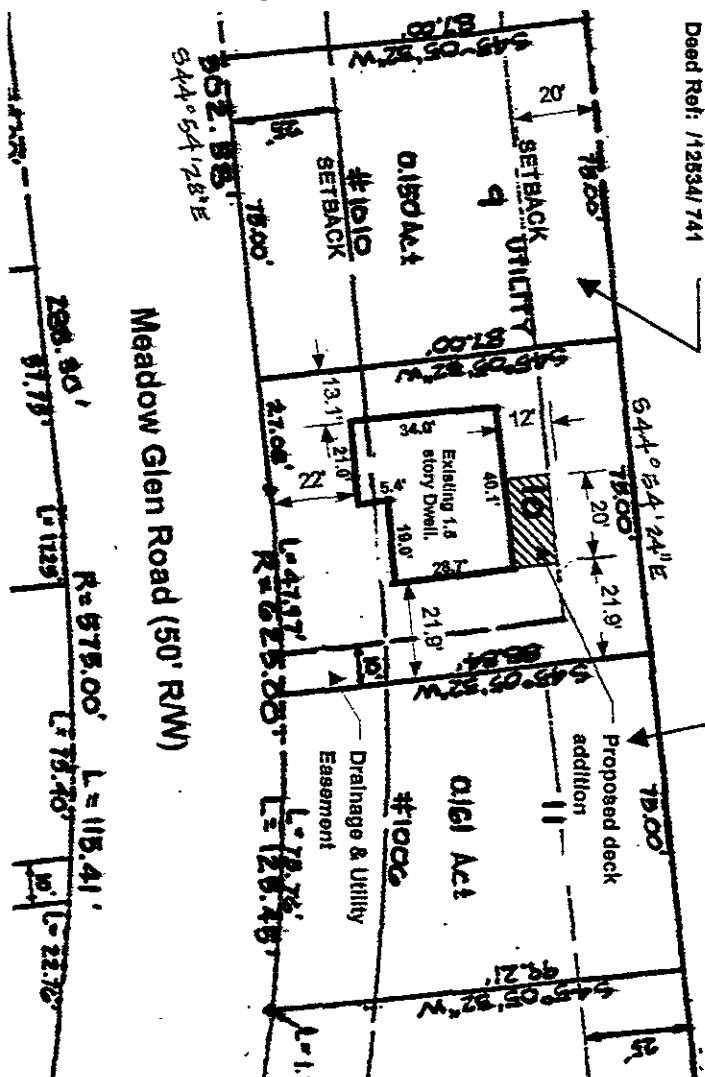
District: 15

Lot: 11

ROHE Farm

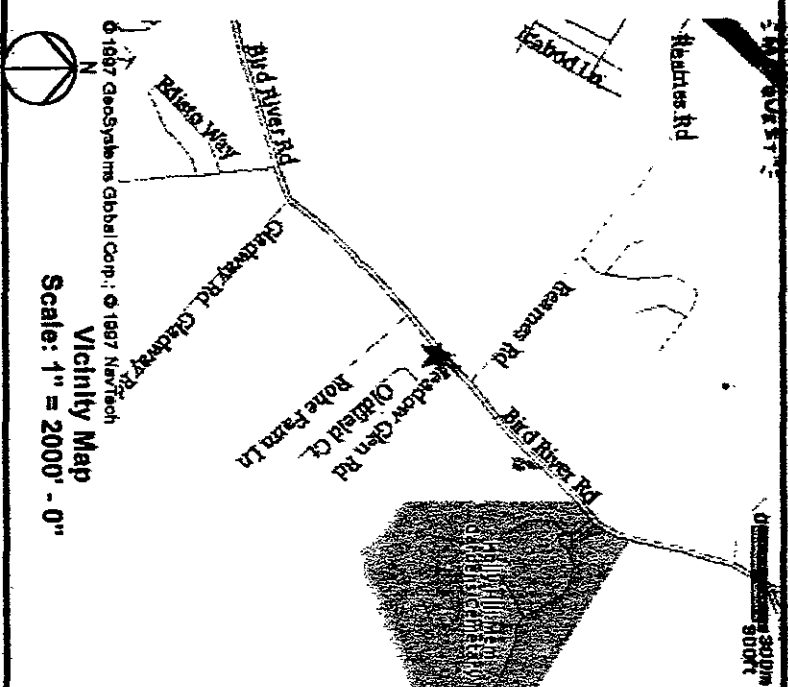
Tax Acct No: 2200013513

Deed Ref: 112908/228



Meadow Glen Road (50' R/W)

Scale: 1" = 30' - 0"



Vicinity Map
Scale: 1" = 2000' - 0"

Location Information

Election District: 15th

Phase 3, Section 1 of 2, ROHE Farm

Lot Size: 0.15 Ac, 6534 sf

Zoning: DR2

MAP: NE 61

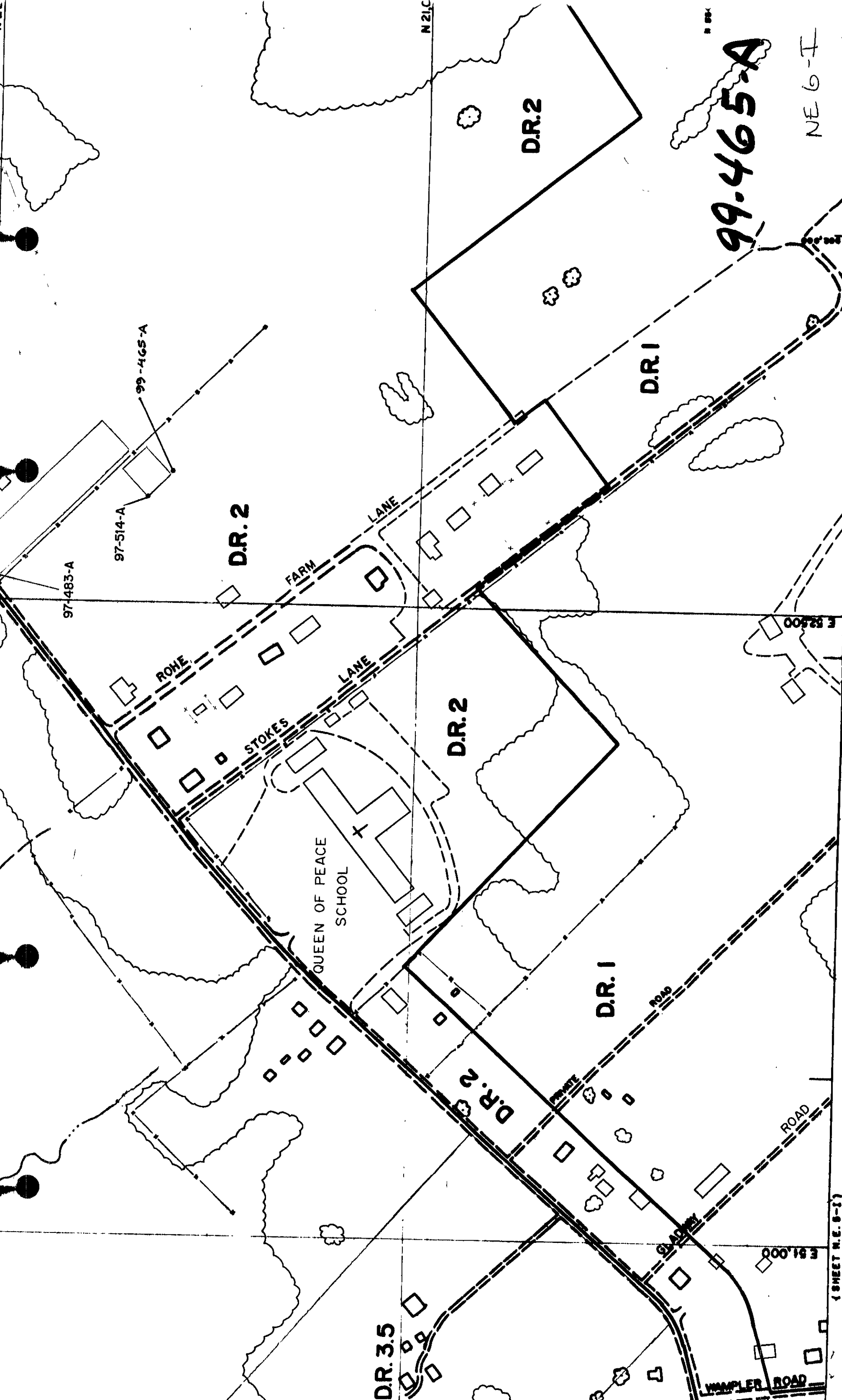
PUBLIC WATER & SEWER

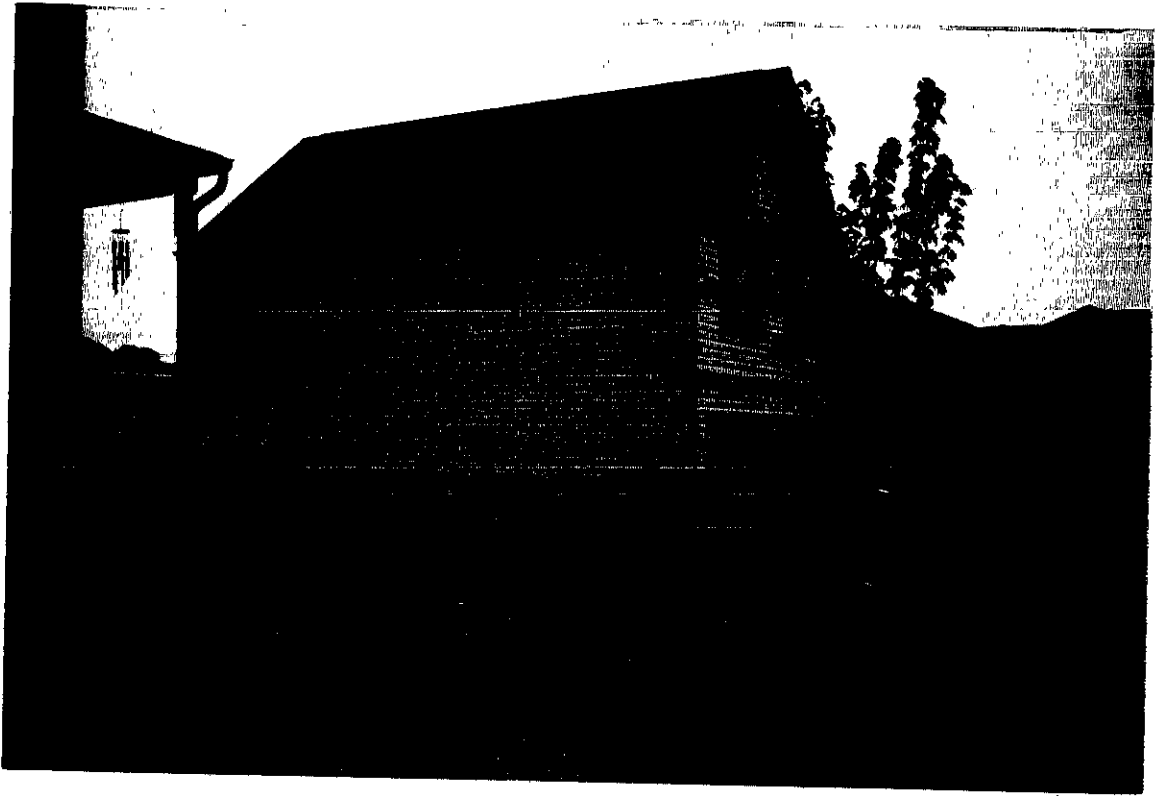
NOT critical Bay.

9m 465

99-465-A

PET EX. 1

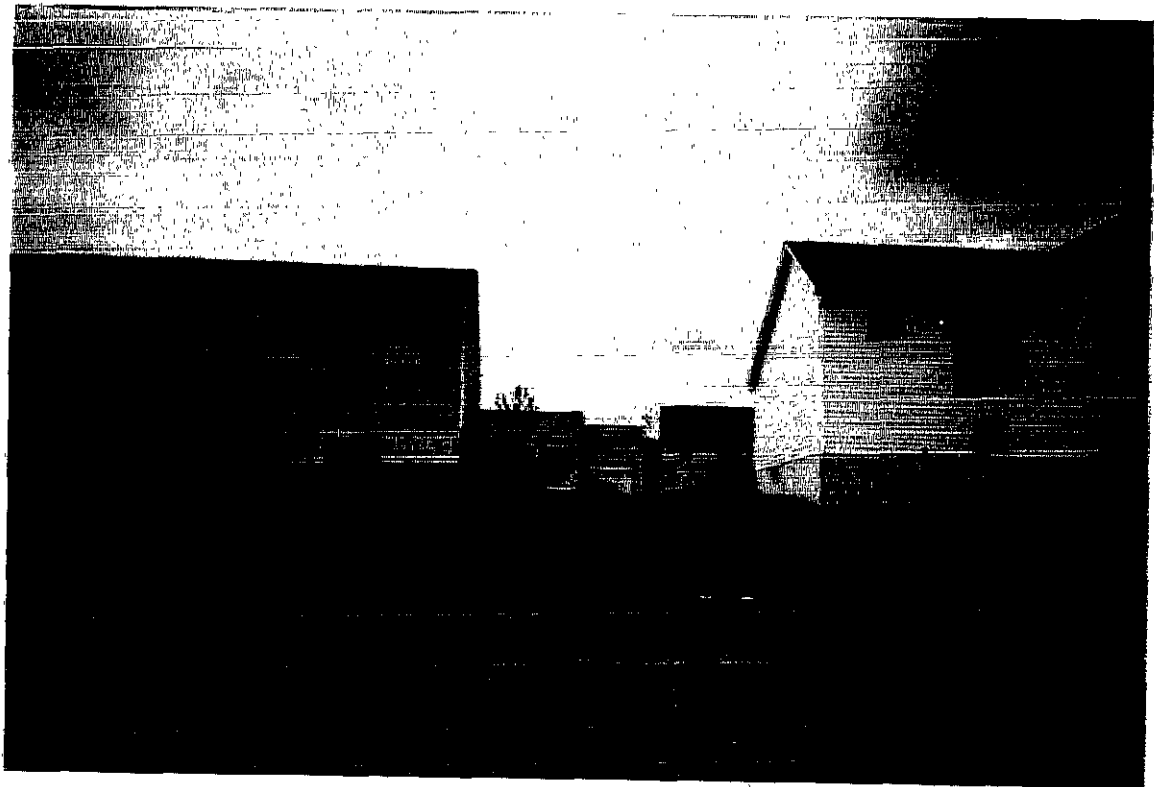




99-465-A



99.465.A



99.465-A



99-465-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSDEN RD., N.Y. 12501

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200'		MIDDLE RIVER		N.E.
DATE		VICINITY		6-1
PHOTOGRAPHY				
JANUARY				
1986				